

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D.
and Members, Board of County Commissioners

DATE: September 21, 2004

FROM: George M. Burgess
County Manager



SUBJECT: Application for Industrial
Development Revenue
Refunding Bond financing
for RAM Investments of
South Florida, Inc.
[SeaVee Boat]

The attached item (RAM Investments of South Florida, Inc. [SeaVee Boat]) has been placed on the September 21, 2004 County Commission Agenda, at the request of the Chairman of the Miami-Dade County Industrial Development Authority.

MEMORANDUM

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D. DATE: September 21, 2004
and Members, Board of County Commissioners

FROM: Albert Morrison, Jr., Chairman
Miami-Dade County
Industrial Development Authority

SUBJECT: Application for Industrial
Development Revenue Bond
financing for RAM
Investments of South
Florida, Inc. (SeaVee Boats)

Albert Morrison Jr.

RECOMMENDATION

It is recommended that the Board approve the issuance of the Authority's Industrial Development Revenue Bonds for RAM Investments of South Florida, Inc. (SeaVee Boats), as detailed in the attached reports.

BACKGROUND

Review and analysis of the project has been completed by the Authority, County Attorney's Office, and Bond Counsel. The Authority has conducted the federally required public hearing, as detailed in the attached reports.

RAM Investments of South Florida, Inc. (SeaVee Boats), has applied for Industrial Development Revenue Bond financing assistance in a maximum principal amount not to exceed \$3,650,000. The bond issue proceeds, which will be guaranteed by a letter of credit from a rated financial institution, will be used to facilitate the acquisition, rehabilitation and equipping of an existing building approximating 60,558 sq. ft. located on an approximate 4.43 acres at 6900 NW 77th Court, unincorporated Miami-Dade County, and to pay certain bond issuance costs. RAM Investments of South Florida, Inc. (SeaVee Boats) reports it currently employs approximately 75 persons and projects following completion of the project an additional 20 new jobs will be created.

Cori Brody
Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: September 21, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 9(E)(1)(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 9(E)(1)(B)
9-21-04

RESOLUTION NO. _____

RESOLUTION APPROVING ISSUANCE OF MIAMI-DADE
COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT REVENUE BONDS IN AN
AMOUNT NOT TO EXCEED \$3,650,000 TO FINANCE
CAPITAL PROJECT FOR BENEFIT OF RAM
INVESTMENTS OF SOUTH FLORIDA, INC. FOR
PURPOSES OF AND PURSUANT TO SECTION 147(F) OF
INTERNAL REVENUE CODE OF 1986, AS AMENDED

WHEREAS, RAM Investments of South Florida, Inc., a Florida corporation (the "Company"), has requested the Miami-Dade County Industrial Development Authority (the "Authority") to issue not exceeding \$3,650,000 aggregate principal amount of its Industrial Development Revenue Bonds (RAM Investments of South Florida, Inc. Project) (the "Bonds"), the proceeds of which will be used to facilitate the acquisition, rehabilitation and equipping of an existing building approximating 60,558 sq. ft. located on an approximate 4.43 acres at 6900 NW 77th Court, unincorporated Miami-Dade County, and the payment of costs of issuance of the Bonds (the "Project"); and

WHEREAS, the Authority intends to issue the Bonds subject to approval by the Board of County Commissioners of Miami-Dade

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County, Florida (the "Board") and final approval by the Authority of the financing documents for the Project, which is more particularly described in the report prepared by the Executive Director of the Authority, (a copy of which is attached hereto as Exhibit A); and

WHEREAS, on Wednesday, August 25, 2004, the Authority held a public hearing, notice of which was published on Wednesday, August 11, 2004 in The Miami Herald (a copy of which notice is attached hereto as Exhibit B), for the purpose of giving all interested persons an opportunity to express their views in connection with the issuance of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, after reviewing a copy of the transcript of the Authority's public hearing held on Wednesday, August 25, 2004, in respect of the Bonds, (a copy of which transcript is attached hereto as Exhibit C), and finding that the Project will inure to the benefit of the citizens of Miami-Dade County, this Board desires to approve the issuance of the Bonds for the purpose of complying with Section 147(f) of the Code,

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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The issuance of Revenue Bonds of the Miami-Dade County Industrial Development Authority in an aggregate principal amount not to exceed \$3,650,000 for the purpose of financing all or a portion of the costs of the Project, as previously described, is approved.

Section 2. The Bonds and the interest on the Bonds shall not constitute a debt, liability or general obligation of the Authority, the County or of the State of Florida or of any political subdivision thereof, but shall be payable solely from the revenues or other moneys specifically provided by the Company for the payment of the Bonds and neither the faith and credit nor any taxing power of the Authority, the County or of the State of Florida or of any political subdivision thereof is pledged to the payment of the principal or interest on the Bonds.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro
Betty T. Ferguson
Joe A. Martinez
Dennis C. Moss
Natacha Seijas
Sen. Javier D. Souto

Jose "Pepe" Diaz
Sally A. Heyman
Jimmy L. Morales
Dorrin D. Rolle
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of September, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

Gerald T. Heffernan

By: _____
Deputy Clerk

**RAM INVESTMENTS OF SOUTH FLORIDA, INC.
(SEAVEE BOATS)**

THE COMPANY

RAM Investments of South Florida, Inc. (the "Company") is a Florida corporation that manufactures hi-performance fishing and cruising boats under the name SeaVee Boats. The SeaVee name dates back thirty years as a respected name in fishing and sport boats. The Company, which is owned and operated by Ariel Pared, President, Ralph Torres, Vice President and Moises Rodriguez, Treasurer, all Miami-Dade County residents, produces boats ranging from 26 to 34 feet in length, with several different deck configurations available. SeaVee boats are built to each customer's specifications and are marketed directly to the consumer. The Company manufactures approximately one-hundred boats per year and reports the present booking of boat orders is backlogged fourteen months.

Sales for the fiscal years ended December 31, 2003 and 2002 approximated \$8,934,000 and \$7,468,000, respectively. Sales for fiscal year ending December 31, 2004 are expected to exceed \$10,000,000.

THE PROJECT

The Company is presently operating out of four buildings located at 50-70 Northwest 73rd Street and 7275 Northwest 1st Court in the City of Miami. To achieve greater operating efficiency through the consolidation of its operations and provide increased production capacity to meet the growing demand for its boats, the Company is under contract to purchase an existing building located at 6900 Northwest 77th Court, unincorporated Miami-Dade County. The Company is requesting Industrial Development Revenue Bond financing assistance in an amount not to exceed \$3,650,000 to facilitate the acquisition, rehabilitation and equipping of the project. In addition to bond financing, the Company plans to invest at least \$372,000 for the rehabilitation of the facility being acquired as well as approximately \$204,000 for the purchase of new machinery and equipment.

Elements of the proposed project include:

1. Acquisition of Land and Buildings, including:-----\$3,600,000
 - Land – approximately 4.43 acres: -----\$1,500,000
 - Buildings – approximately 60,558 sq. ft.: -----\$2,100,000

FINANCIAL SUFFICIENCY

The Company has provided a copy of compiled financial statements for the five month period ended May 31, 2004, in-house prepared financial statements for the fiscal year ended December 31, 2003 and copies of the year 2003, 2002 and 2001 Corporation Income Tax returns. The Company has also received a preliminary commitment from Wachovia Bank to provide a letter of credit guarantying the bond issue.

A review of the submitted financial and related information indicates:

<u>SOURCE OF FUNDS</u>		<u>USE OF FUNDS</u>	
Bond Issue Proceeds*	\$3,650,000	Acquisition of Land and Buildings	\$3,600,000
		Bond Issuance Expenses	50,000
TOTAL	<u>\$3,650,000</u>	TOTAL	<u>\$3,650,000</u>

* Any costs related to the bond issue and development of the project which cannot be paid out of bond proceeds will be borne by the company.

Information relative to the proposed financial structure includes:

Financial Structure:	Corporate Debt.
Security:	First mortgage on assets financed with bond proceeds.
Guarantee:	Letter of Credit from a rated financial institution acceptable to the Authority.
Marketing:	Private placement.

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LEGAL

As the project consists of the acquisition, rehabilitation and equipping of an existing building for use by a manufacturing company, it should qualify as to purpose for tax-exempt Industrial Development Revenue Bond financing under federal and state law. Issuance allocation for the bonds will be required and requested from the manufacturing allocation pool (F.S. 159.8081). No locally available bond allocation will be used for this project.

ECONOMIC IMPACT

The Company reports it currently employs approximately 75 persons and projects following completion of the project an additional 20 new jobs will be created.

In addition to the new job opportunities, other economic benefits will include an increase in new taxable capital investments, and added support to the local construction industry.

6B | WEDNESDAY, AUGUST 11, 2004 F



**MIAMI-DADE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
TEFRA/PUBLIC HEARING**

The Miami-Dade County Industrial Development Authority (the "Authority") has been requested to issue its Industrial Development Revenue Bonds for the following capital projects:

Convent of the Sacred Heart, Miami, Inc., d/b/a Carrollton School of the Sacred Heart project in a maximum principal amount not to exceed \$5,100,000 (the "Bonds"), the proceeds of which will be used to finance (i) the construction, furnishing and equipping of an approximately 21,800 square foot school building at the Barat campus at 3747 Main Highway in the Coconut Grove area of the City of Miami, and (ii) to pay for certain bond issuance costs (the "Project"). The Project will be owned and operated by Convent of the Sacred Heart, Miami, Inc, d/b/a Carrollton School of the Sacred Heart, a 501(c)(3) not-for-profit Florida corporation (the "Company") and used for housing a library, science, and technical support facilities, and other school uses.

RAM Investments of South Florida, Inc. (SeaVee Boats) project in a maximum principal amount not to exceed \$3,650,000 (the "Bonds"), the proceeds of which will be used to finance (i) the acquisition of an existing building approximating 60,558 sq. ft. located on an approximate 4.43 acres at 6900 NW 77th Court, unincorporated Miami-Dade County, and (ii) to pay certain bond issuance costs (the "Project"). The Project will be owned and operated by RAM Investments of South Florida, Inc., a Florida corporation.

Waste Management, Inc. applying on behalf of Waste Management Inc. of Florida project in a maximum principal amount not to exceed \$23,000,000 (the "Bonds"), the proceeds of which will be used to finance (i) construction of a new building at the Company's solid waste disposal facility located at 5000 N.W. 37th Avenue, in the City of Miami, Miami-Dade County, Florida; (ii) landfill development costs for the Company's landfill located at 9350 N.W. 89th Avenue, in the Town of Medley, Miami-Dade County, Florida consisting of landfill cell construction and liners, leachate and methane gas systems and related equipment, and improvements to existing facilities located at this site; (iii) the acquisition of collection and support vehicles, solid waste containers and related equipment for use in connection with the Company's solid waste disposal facility located at 2125 N.W. 10th Court, in the City of Miami, Miami-Dade County, Florida, and improvements to existing facilities located at this site; (iv) the acquisition of collection and support vehicles, solid waste containers and related equipment for use in connection with the Company's solid waste disposal facility located at 3831 21st Avenue Northwest, in the City of Pompano Beach, Broward County, Florida; (v) landfill development costs for the Company's landfill located at 3000 48th Street Northwest, in the City of Pompano Beach, Broward County, Florida consisting of landfill cell construction and liners, leachate and methane gas systems and related equipment; (vi) the acquisition of land for use in connection with the Company's solid waste disposal facility located at 20701 Pembroke Road, in the City of Pembroke Pines, Broward County, Florida; and (vii) costs related to the issuance of the Bonds (collectively, the "Project"). The Project will be owned and operated by Waste Management, Inc. and/or its subsidiary, Waste Management Inc. of Florida.

The Bonds shall not be a debt, liability or obligation of the Authority or of Miami-Dade County, Florida, or of the State of Florida, or of any political subdivision thereof, but shall be payable solely from payments derived from the operations of the facilities or the security instruments for the Bonds.

Please take note that the Authority will hold a public hearing on the Projects and associated issues regarding the Bonds at the Brickell BayView Centre, 80 SW 8th Street, Suite 2801, Miami, Florida, on **Wednesday, August 25, 2004** commencing at **11:00 a.m.** or shortly thereafter, at which time any person may be heard regarding the proposed issuance of said Bonds and the Projects. The Authority will submit a transcript of the statements made at the hearing to the Board of County Commissioners, Miami-Dade County, Florida, which must approve or disapprove the issuance of the Bonds.

MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

TRANSCRIPT OF PUBLIC HEARING

WEDNESDAY, AUGUST 25, 2004

At 11:00 a.m., the Executive Director of the Miami-Dade County Industrial Development Authority announced that the Authority would proceed to hold a public hearing on the issuance of Industrial Development Revenue Bonds. The following is a substantially verbatim account of the proceedings of this hearing.

The following persons were present:

James D. Wagner Jr. <i>Executive Director</i>	Miami-Dade County Industrial Development Authority	80 SW 8 th Street, Ste. 2801 Miami, Florida 33130
Amanda Llovet <i>Director of Operations</i>	Miami-Dade County Industrial Development Authority	80 SW 8 th Street, Ste. 2801 Miami, Florida 33130
Cynthia Castillo <i>Administrative Assistant</i>	Miami-Dade County Industrial Development Authority	80 SW 8 th Street, Ste. 2801 Miami, Florida 33130
Percy Aguila	Carrollton School of the Sacred Heart	3747 Main Highway Miami, Florida 33133-5997
Tom Cheleotis	Carrollton School of the Sacred Heart	3747 Main Highway Miami, Florida 33133-5997
Guillermo Levy	Steel, Hector & Davis, LLP <i>(Carrollton School of the Sacred Heart)</i>	200 South Biscayne Boulevard Miami, Florida 33131-2398
Alex Gonzalez	Waste Management, Inc.	2125 NW 10 th Court Miami, Florida 33127
John Stoecker	Community Development Associates, LLC <i>(Waste Management, Inc.)</i>	2208 Iron Gate Drive Smyrna, Georgia 30080

Executive Director

We will now conduct the public hearing on the proposed issuance of Industrial Development Revenue Bonds for the capital projects located in Miami-Dade County.

This public hearing is being conducted pursuant to requirements of the Federal Tax Equity and Fiscal Responsibility Act of 1982. The Act requires that in order for the interest on Industrial Development Revenue Bonds to be exempt from Federal Income Tax, such proposed bonds must be approved by either a voter referendum or by an applicable elected legislative body after a public hearing following reasonable public notice.

We have received a copy of a notice advising that the Industrial Development Authority will hold a public hearing on the proposed issuance of Industrial Development Revenue Bonds to finance all or a portion of the capital costs associated with the projects mentioned in that notice. The notice appeared in The Miami Herald on Wednesday, August 11, 2004, page 6B.

We will now commence the public hearing. The hearing will be conducted in the following format: First, a brief synopsis of the proposed bonds and the project will be provided. Second, testimony from anyone desiring to speak will be heard. Anyone wishing to speak should give their name and address for the record.

The first project for consideration is an Industrial Development Authority Revenue Bond issue for the Convent of the Sacred Heart, Miami, Inc. d/b/a Carrollton School of the Sacred Heart in a maximum principal amount not to exceed \$5,100,000. The bond proceeds will be used to finance the construction, furnishing and equipping of an approximately 21,800 square foot school building at the Barat campus at 3747 Main Highway in the Coconut Grove area of the City of Miami, and to pay for certain bond issuance costs. The Project will be owned and operated by Convent of the Sacred Heart, Miami, Inc, d/b/a Carrollton School of the Sacred Heart, a 501(c)(3) not-for-profit Florida corporation and used for housing a library, science, and technical support facilities, and other school uses.

Action taken by the Authority to date includes a review of the project in accordance with Authority Guidelines and Procedures and the adoption of a Memorandum of Agreement which specifies the terms of the proposed bond issue.

Testimony will now be heard by anyone desiring to speak.

Let the record reflect that Tom Cheleotis, is in attendance representing the applicant. Mr. Cheleotis, is there anything you would like to add?

Representative

No.

Executive Director

The second project for consideration is an Industrial Development Revenue Bond issue for RAM Investments of South Florida, Inc. (SeaVee Boats) in a maximum principal amount not to exceed \$3,650,000. The bond proceeds will be used to finance the acquisition of an existing building approximating 60,558 sq. ft. located on an approximate 4.43 acres at 6900 NW 77th Court, unincorporated Miami-Dade County, and to pay certain bond issuance costs. The Project will be owned and operated by RAM Investments of South Florida, Inc., a Florida corporation.

Action taken by the Authority to date includes a review of the project in accordance with Authority Guidelines and Procedures and the adoption of a Memorandum of Agreement which specifies the terms of the proposed bond issue.

Testimony will now be heard by anyone desiring to speak.

Let the record reflect that no one is in attendance representing the applicant.

Executive Director

The last project for consideration is a Solid Waste Disposal Revenue Bond issue for the Waste Management, Inc. and its subsidiary, Waste Management, Inc. of Florida in a maximum principal amount not to exceed \$23,000,000. The bond proceeds will be used to finance construction of a new building at the Company's solid waste disposal facility located at 5000 N.W. 37th Avenue, in the City of Miami, Miami-Dade County, Florida; landfill development costs for the Company's landfill located at 9350 N.W. 89th Avenue, in the Town of Medley, Miami-Dade County, Florida consisting of landfill cell construction and liners, leachate and methane gas systems and related equipment, and improvements to existing facilities located at this site; the acquisition of collection and support vehicles, solid waste containers and related equipment for use in connection with the Company's solid waste disposal facility located at 2125 N.W. 10th Court, in the City of Miami, Miami-Dade County, Florida, and improvements to existing facilities located at this site; the acquisition of collection and support vehicles, solid waste containers and related equipment for use in connection with the Company's solid waste disposal facility located at 3831 21st Avenue Northwest, in the City of Pompano Beach, Broward County, Florida; landfill development costs for the Company's landfill located at 3000 48th Street Northwest, in the City of Pompano Beach, Broward County, Florida consisting of landfill cell construction and liners, leachate and methane gas systems and related equipment; the acquisition of land for use in connection with the Company's solid waste disposal facility located at 20701 Pembroke Road, in the City of Pembroke Pines, Broward County, Florida; and costs related to the issuance of the Bonds. The Project will be

owned and operated by Waste Management, Inc. and/or its subsidiary, Waste Management Inc. of Florida.

Action taken by the Authority to date includes a review of the project in accordance with Authority Guidelines and Procedures and the adoption of a Memorandum of Agreement which specifies the terms of the proposed bond issue.

Testimony will now be heard by anyone desiring to speak.

Let the record reflect that Alex Gonzalez and John Stoecker, are in attendance representing the applicant. Gentlemen, is there anything you would like to add?

Representatives

No.

Executive Director

This concludes the public hearing scheduled for today. These projects, together with a transcript of today's public hearing, will be forwarded to the Miami-Dade County Board of County Commissioners at a regular meeting, at which time the Commission will approve or disapprove the proposed issuance of Bonds by the Miami-Dade County Industrial Development Authority.